

16. Planning Area 22.0

a. Description

Planning Area 22.0 is planned for a 13.2 acre commercial site, see Exhibit No. 31

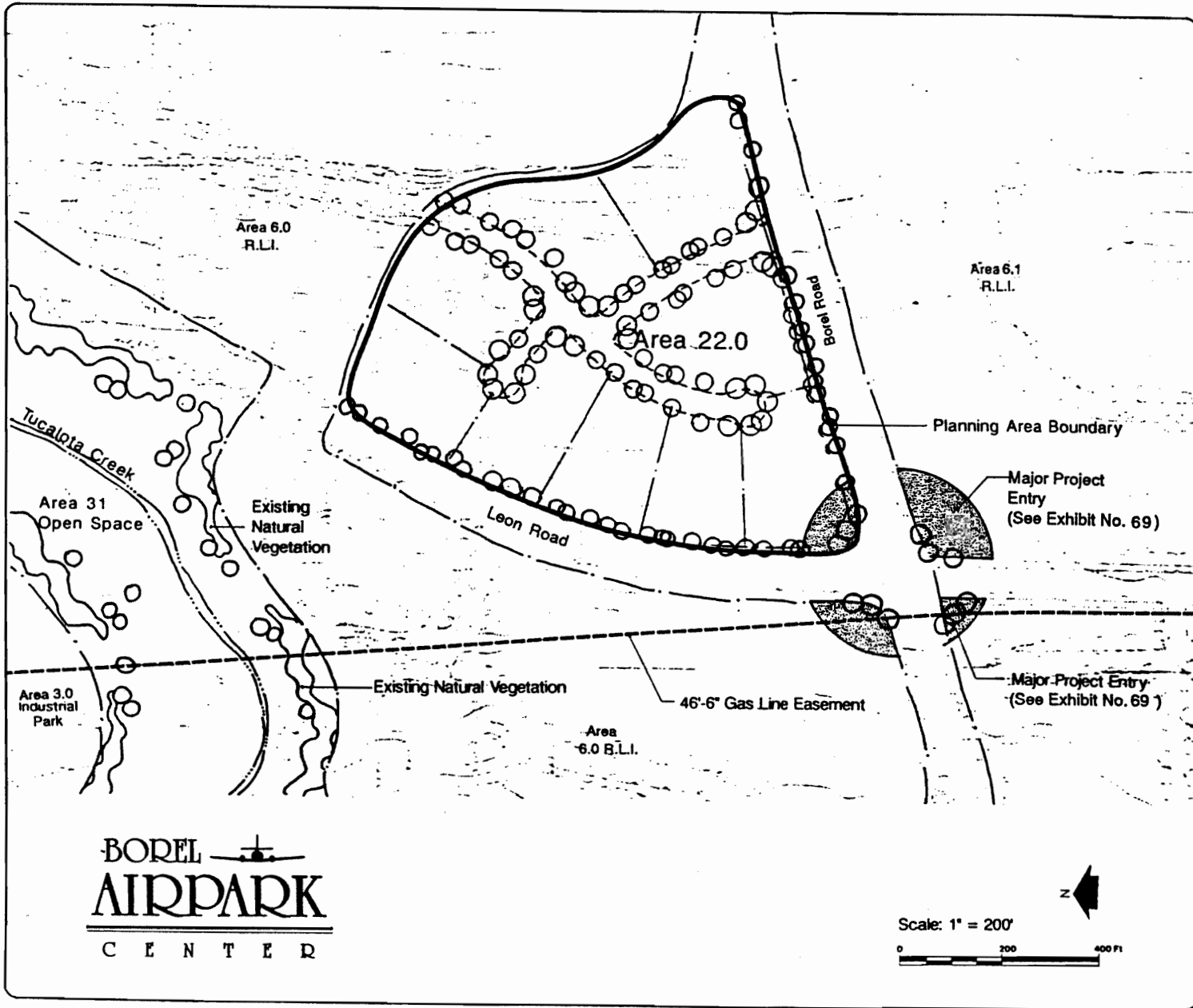
b. Design Features

- o Prior to any development within Planning Area 22.0, a plot plan must be submitted and approved pursuant to Section 18.30 of Ordinance 348 and/or a subdivision approved and recorded pursuant to Ordinance 460
- o Major project entry, see Exhibit 68
- o Landscape design, see Exhibit 13
- o Highway/roadway landscape plan view,, see Exhibit 84
- o Please refer to Section E for project-wide architectural guidelines
- o Please refer to Section E for project-wide landscaping guidelines
- o Signage restrictions (see architectural guidelines)

c. Zoning Development Standards

o Permitted Uses:

- \* Please refer to Zoning Ordinance No. 348 contained in Chapter V of this document.



**BOREL AIRPARK**  
C E N T E R

Scale: 1" = 200'  
0 200 400 FT



Planning Area 22.0

Key Map

Gross Acres: 13.2  
Land Use: Commercial

The Planning Associates  
R.H.A. Inc.

**TEC** TEMECULA ENGINEERING CONSULTANTS  
LAND PLANNING • CIVIL ENGINEERING • CONSTRUCTION CONSULTANTS

Exhibit No.: 30

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